

SAMPLE PROPERTIES

Pre-1963 House Converted into Bed-Sits

Typically built with solid masonry walls and conversions not compliant with Building Regulations. Little or no insulation will give a very poor BER, but improvements can be made by upgrading insulation in the attic, and either the inside or outside of external walls.

Options to consider are:

- High Performance, 125mm Rigid Urethane Insulation with zero Ozone Depletion Potential (ODP) (laminated to 12.5 mm plasterboard) is available.
- Old boilers are inefficient so replace them with efficient condensing boilers and controls.
- Insulate water cylinders.
- Use low-energy lighting.
- Consider alternative forms of energy especially Solar Water Heating.

Pre-1992 House Converted into Bed-Sits

Building Regulations insulation standards complied with where possible when house was converted to bed-sits but there is still scope to reduce the heating demand.

Options to consider are:

- Increase attic insulation to at least 250mm thick of fibreglass or rockwool or 125mm rigid urethane insulation.
- Consider cavity wall insulation.
- Replace windows with low e double-glazed units (U-value below 2 W/m²K).
- Install a more efficient boiler and better controls.
- Convert heating systems from electrical to gas (or wood pellet).
- Hot water cylinder insulation.
- Low-energy light bulbs.

Apartment - 10 years Old

These properties complied with the Building Regulations current in 1997 but there is still scope to significantly reduce the heating demand.

Options to consider are:

- High Performance, 125mm Rigid Urethane Insulation with zero Ozone Depletion Potential (ODP) (laminated to 12.5 mm plasterboard) is available.
- More efficient condensing boilers (see the HARP database: www.sei.ie).
- Better controls (including room thermostats), a programmer which can be set for the periods when heating and hot water are required.
- Thermostatic valves fitted to individual radiators.
- Convert heating systems from electrical to gas (or wood pellet), possibly on a group heating basis for an apartment block.
- Hot water cylinder insulation.

Semi-Detached House

Options to consider to improve on efficiency are:

- In addition to existing room thermostat install thermostatic radiator valves (TRVs) and 7 day boiler programme.
- Fit efficient condensing boilers.
- Install factory-insulated hot water cylinders.
- Upgrade insulation standards on building fabric.
- Use low-energy lighting.
- Consider alternative energy forms e.g. solar water heating.

These improvements will amount to an energy improvement of up to 33kWh/y.

To improve the energy rating from a G to an F (which may apply to this type of building) will need an energy improvement of up to 40 kWh/m²/year and may require several improvements.

The cost of the measures suggested will vary and specialist advice is recommended before any work is undertaken.

Installing some measures can be disruptive but, when properly applied, will result in a better energy rating and reduced bills, so enhancing the value of the property as an asset and as a lettable entity.

It is likely that as the market demands it, a set of skills and methods will develop that will achieve energy improvements more smoothly, efficiently and economically.

This information has been compiled by the Irish Property Owners Association (IPOA) in conjunction with the IPOA Energy Committee whose members are: Ken Beattie, Dublin Institute of Technology www.dit.ie, Kevin Daly, Engineer; Patrick Duffy, National Irish Centre for Energy Rating www.nicertraining.ie; Stephen Faughnan, Chairman, IPOA www.ipoa.ie; Des Foley, Propertynews.com www.propertynews.com; Noel O'Reilly, IAVI www.iavi.ie, Kevin O'Rourke, Sustainable Energy Ireland www.sei.ie and Stratos Paradias, UIPI www.uipi.com.
This document is part of an energy efficiency information series of presentations IPOA/Energy.

Issued by The Irish Property Owners Association (IPOA),
Ashtown Business Centre, Navan Road, Dublin 15. tel. 01 8276000 email: info@ipoa.ie
The IPOA is a members organisation.
Details on becoming a member and on all Irish property investor related issues are available from the office.

www.ipoa.ie/energy

DISTRIBUTED IN ASSOCIATION WITH THE IRISH INDEPENDENT & propertynews.com

The views expressed by writers and contributors are not necessarily those of the IPOA nor the publishers and neither accept any responsibility for them. E&OE.



IPOA

The Irish Property Owners' Association (IPOA) was founded in 1993 in response to the then Government's introduction of extensive regulations governing the private rented service industry. The IPOA seeks to protect and promote the interests of private residential property owners and encourage the supply of good quality accommodation and professional standards of management.

The IPOA is the national association representing the providers of private rented accommodation. It represents the needs and interests of all property owners in Ireland.

The IPOA membership profile includes both new and established, full and part-time property owners and is fully representative of the sector. The IPOA is instrumental in ensuring that the rented service industry becomes more responsive to housing needs and capable of offering real choices and good quality properties at an affordable price to its tenant-customers.

GRANT AID

Financial assistance towards renewable heat technologies is currently available on an individual dwelling basis through the government agency, Sustainable Energy Ireland's Greener Homes Scheme.

Support under SEI's House of Tomorrow programme is applicable only to upgrades of multiple properties.

For full information on these initiatives contact SEI on 01 8369080 or log on to www.sei.ie.

Kingspan
Kingspan Insulation Ltd

Text the word 'energy' to 51101 (IRL) or 60066 (NI) today to find out how Kingspan Insulation can help improve your energy rating.

Energy Testing of Property 14 MONTHS TO GO

How will your home rate?



IPOA

Information on Building Energy Ratings (BER) and the Implementation and Effects of the EU Buildings Performance Directive

Includes

- Money Saving Tips
- Facts about New Compulsory Energy Laws
- Case Studies for Rented Properties
- Grant Information

Henrik Svendsen/Ceity Images



Presented by the Irish Property Owners Association
The national representative organisation for residential property investors in Ireland in association with The Irish Independent and Propertynews.com and sponsored by Kingspan Insulation.



MEMBER OF THE INTERNATIONAL UNION OF PROPERTY OWNERS

Introduction

- A new European Directive will affect the capital value of all residential property sales and lettings from January 2009 by rating their energy efficiency.
- This guide outlines the background and application of the Directive and provides local examples of what can be done to improve your property's energy efficiency.
- As the national representative organisation for residential property investors, the IPOA is committed to working with the state and industry to provide the best advice and information on energy efficiency in rented property.

It's the Law

Over 98% of the scientific community believe the cause of Climate Change is largely man-made. Experts believe that global warming will lead to unavoidable, massive disruption and migration, loss of flora and fauna species, flooding, severe storms, famine, desertification and conflict over resources.

Europe introduced the Energy Performance of Buildings Directive (EPBD) as a major and compulsory fight-back against Climate Change within the building sector while in Ireland, Statutory Instrument S.I.666 of 2006 gives effect to the main provisions of the new Directive. The regulations are already in force for new builds, will allow a delay for planning applications in train and will apply to existing properties' sales and lettings from January 2009.

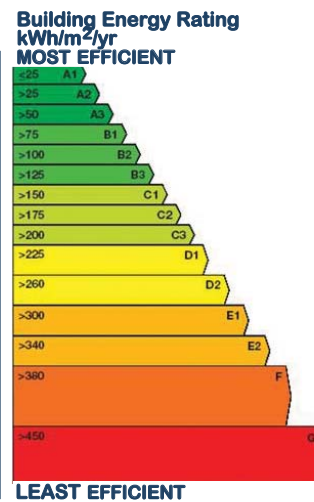
Building Energy Ratings

Fundamental to the European Directive is that a Building Energy Rating (BER) must be supplied to prospective buyers or tenants before a sale or letting, otherwise there may be grounds to sue or have the contract declared void.

As fuel prices rise and supplies tighten, the value of energy efficiency is enhanced significantly and the BER is intended to put a market premium on the capital value and rentability of energy-efficient properties.

BERs will use a 'flagging system' similar to the highly successful one adopted by European white goods manufacturers, most of whose equipment are now in the higher energy (A or B) performance bands. Residential property in general is seen separately from other building segments and New Build and Existing Property are treated separately. The New Build BER from 2007 limits the CO₂ output of the dwelling.

The BER for Existing Properties does not as yet specify achievement of any particular grade or level, currently all that's needed is the report plus a list of recommendations.



A BER Report Must Be Made Available To Prospective Tenants & Buyers.

What is it? Measurements and construction details (using specialised software) are used to calculate CO₂ production, heating demand and energy required, the BER Report gives recommendations and approximate costs.

How much will it cost? No set cost but estimated at €300 (+VAT) approx. for standard houses, more for complex ones.

Who will do it? Only accredited energy assessors registered by SEI may do this work.

When does it start? From January 2009, for all sales/lettings of existing houses/apartments.

What is a good result? An A1-rated building is best, as it uses the least energy.

What is the objective? In the light of ever-rising energy costs, a property's BER will be factored into future buying or renting decisions.

What properties score well? Newer houses, but few new ones will get into the A's.

What ones score badly? Older (particularly electrically or open fire heated) houses often G-rated.

Just a report? No. Incentives or compulsion (or a mix of both) may in future be used to enforce targets.



The Impact of Energy Ratings on Your Property's Sale and Rental Value

According to the Irish Auctioneers & Valuers Institute (IAVI), energy ratings will have a positive impact on property prices and an "A" rated residential property:

- attracts a premium price (at least 5%) over and above a similar residential property with a lower rating.
- provides a more attractive proposition from a potential purchaser's perspective.
- financially benefits the owner, both in property value and energy costs.

From a marketing viewpoint, an "A" rated home has the following positive attributes:

- more comfortable living environment.
- reduced energy costs.
- orientation of the site - a south/south west facing rear garden trapping the greatest amount of sunlight available.
- reduced noise levels as windows will not need to be opened.
- classification as a low-energy, low CO₂ home.

Keep in mind, an "A" rated home is expected to be more sought after by prospective purchasers. The day you buy is the day you sell.



5 EASY STEPS TO SAVE YOU MONEY

1. Heating

- Consider upgrading your existing boiler to a more efficient one, e.g. condensing gas or oil boilers.
- Check if an alternative energy source can provide heat more efficiently and help bring costs down.
- Electricity is too expensive for heating - even night-rate storage heaters are too expensive.
- Look at sharing new systems with neighbouring properties, especially in apartments (group heating by central boiler).
- Lower your thermostat (one degree can save you 10% on your bill).
- Turn off radiators in unused rooms and keep internal doors closed.
- Check the www.sei.ie website for energy improvement grants.

Issues to Consider

- Changing fuel type can improve CO₂ emissions but not necessarily the BER.
- A modern condensing type burner or boiler can be 20% or 30% more efficient and so improve the BER.

2. Insulation & Ventilation

- For new homes, make sure your property's insulation conforms to regulations at the building stage.
- Call an expert to identify key areas e.g. attic, walls and windows, when upgrading insulation.
- Make sure windows and doors are draft-proof.
- Ensure areas such as bathrooms and kitchens are well ventilated.
- Double glazing with low e glass is equivalent to triple glazing in economy and comfort.

Issues to Consider

- Insulation can be difficult to install and costly to improve.
- Internal insulation reduces space and may destroy certain features of a building.
- External insulation and high performance windows may face planning objections.
- Air leakage and ventilation can be dangerous to improve. Take care to ensure safe and controlled ventilation.

3. Water

- Use your heating system to heat your water.
- Avoid turning on the immersion.
- Don't run hot taps excessively.

4. Lighting

- Replacing or upgrading lighting needs expert advice and can therefore be costly.
- Energy-efficient bulbs are more expensive and may not suit all fittings.

Issues to Consider

- Switch off unused lights.
- Use energy-efficient bulbs.
- Think about power efficiency before installing new lighting or replacing lighting.

5. Appliances

- Choose A-rated appliances to save money in the long-term.
- Turn appliances (TVs, mobile phone chargers, stereos etc.) off at the switch - don't leave on stand-by.
- Turning your washing machine to 30^o saves money.

Issues to Consider

- A-rated appliances may be more costly to buy so benefits need to be seen in the long-term through reduced bills.

Improvements for existing properties can be costly and may not be easy, so professional advice should be sought to avoid problems that resulted from deficiencies in older materials or design.

European Outlook

According to the International Union of Property Owners (UIPI) the Directive is a vital legislative component of energy efficiency activities of the European Union. Estimates project a cost-effective savings potential of around 22% within the building sector by 2010, representing some 20% of the EU's Kyoto commitment.

The Directive will greatly affect awareness of energy use in buildings and will lead to substantial increases in investments in energy efficiency measures. It challenges the European building sector to move quickly towards energy efficiency and the use of renewable energy resources.

It does not oblige EU Member States to support owners financially or otherwise in the upgrading of buildings, yet, incentives should be available in the form of tax relief for all expenses, reduced VAT and substantial subsidies.

The UIPI has launched an international campaign SAVE ENERGY IN BUILDINGS to inform and advise residents in the 22 EU member countries of the implementation of the Directive and BER certificates.